

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

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APPROVING THE DESIGNATION
OF TUFTS UNIVERSITY DEVELOPMENT CORPORATION
FOR THE
SOUTH STATION AIR RIGHTS DEVELOPMENT PROJECT

Whereas, the Boston Redevelopment Authority solicited proposals for the development of the South Station Air Rights Development through a Request for Proposal (RFP) process initiated in December, 1989;

Whereas, four (4) proposals were submitted to the Boston Redevelopment Authority on February 14, 1990, and were reviewed by BRA staff and the South Boston, Chinatown, and Leather District communities;

Whereas, Tufts University Development Corporation (TUDC) was granted tentative designation by the BRA on May 17, 1990 in accordance with a challenge track process;

Whereas, TUDC has been working cooperatively with the BRA and the Massachusetts Bay Transportation Authority (MBTA) to meet the criteria of the tentative designation challenge track; and

Whereas, a granting of designation by the BRA will allow TUDC to proceed further with its development planning because it will allow TUDC to borrow \$3 million in pre-development funds approved in accordance with Chapter 33 of the Acts of

1991, for development planning, environmental planning, urban design, structural engineering, and marketing of the proposed project:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tufts University Development Corporation (TUDC) hereby is designated as the developer of the South Station Air Rights Development.
2. That it is hereby determined that TUDC possesses the qualifications to develop the land in accordance with the prescribed coordination of the tentative designation;
3. That TUDC is hereby authorized to secure up to \$3 million for pre-development costs for development planning, environmental planning, urban design, structural engineering, and marketing associated with the project all in accordance with Chapter 33 of the Acts of 1991; and
4. That, subject to the payment of \$250,000 to the Authority on or before September 30, 1991 for reimbursement of the Authority for permitting costs, with said funds to be provided out of non-state funds, the Director is hereby authorized to execute a term sheet in a form reasonably satisfactory to the parties within thirty (30) days.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA MONGELLI-HAAR, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GERRY KAVANAUGH, DIRECTOR OF INSTITUTIONAL PLANNING
MICHAEL HUNTER, DEPUTY DIRECTOR OF URBAN DESIGN AND
DEVELOPMENT

SUBJECT: DESIGNATION OF THE TUFTS UNIVERSITY DEVELOPMENT
CORPORATION (TUDC) AS THE DEVELOPER OF THE SOUTH
STATION AIR RIGHTS

SUMMARY: On May 17, 1990, the Tufts University Development Corporation (TUDC) was granted tentative designation as the developer of the South Station Air Rights, a site consisting of 252,000 square feet of air rights located above the existing railroad tracks. Since that time, TUDC has been working cooperatively with the BRA, MBTA, and City of Boston to comply with the terms of the tentative designation, the defined challenge track process, and the goals and objectives of the South Station Technopolis concept. In order to proceed with the project, and to provide TUDC with the ability to secure up to \$3 million in pre-development funds in accordance with Chapter 33 of the Acts of 1991, the BRA shall grant designation to TUDC, and proceed with the defined schedule of actions in accordance with the defined terms and conditions.

South Station Air Rights/Technopolis

The South Station Air Rights site consists of 252,000 square feet located above the existing railroad tracks. The BRA retained the air rights when it conveyed the underlying title to the Massachusetts Bay Transportation Authority ("MBTA") in 1979. The air rights site is being developed as one of the city's premier "Technopolis" sites. The Technopolis concept, a formidable planning model in Japan, attempts to create a unique partnership between private industry and government to generate new sectors of economic growth.

In Massachusetts, and Boston in particular, new growth over the next decade will in large part be dominated by the growth of the health care, medical research, and biotechnology industries, the largest employment growth sector in the Commonwealth. To facilitate this type of growth, the city must provide locations within which such development can take place. South Station, together with the Charlestown Navy Yard, Olmsted Plaza, and Allston Landing provide the city with such locational opportunities.

The master plan for the air rights site will include the development of approximately 2 million square feet of office, biomedical research, and parking space. A total of 1,100 parking spaces will service all components of the development, and will replace the hundreds of spaces being dislocated as a result of the proposed Central Artery construction, the demolition of the Kingston-Bedford garage, and the elimination of several nearby parking lots caused by the construction of a new federal courthouse.

Office space is planned in a tower at the northernmost portion of the site, adjacent to the historic headhouse, with biomedical research and associated facilities to the south of the proposed tower.

Designation Overview

On November 30, 1989, the BRA Board voted to advertise a Request for Proposals (RFP) for the development of the air rights. The Authority received three (3) proposals in response, and following a thorough analysis of each, the Tufts University Development Corporation (TUDC) was granted tentative designation on May 17, 1990.

Since tentative designation was granted, the developer has been working with the BRA to respond to the challenge track process defined in the designation, while preparing a master plan for the site and detailed plans for a first phase component of research development which could be developed in 1992.

In order for the project to proceed, the designated developer desires to secure up to \$3 million in pre-development loan funds in accordance with Chapter 33 of the Acts of 1991. Chapter 33 provides for the borrowing of funds for the development of facilities for biomedical, medical, and pharmaceutical research and development at South Station. Such funds can be borrowed by TUDC to provide for the continuation of master planning, urban design analysis, marketing, structural engineering, and environmental planning necessary for the development to proceed as specified by the tentative designation.

In light of the progress which has been made and the prospective securing of pre-development funds, the granting of designation is now appropriate.

Challenge Track Progress

TUDC has made the following progress regarding the Challenge Track and its criteria:

1. Development Planning

The development team has defined a master plan for the site which meets the criteria established for the development of a premier site for the growth of Boston's new research economies. The total development plan includes approximately 2 million square feet, comprised of 350,000 square feet of research laboratories in 2 buildings at the southern end of the parcel, and 1 million square feet of office space in a tower at the northern end of the air rights site.

The master plan for the site also includes the development of 1,100 parking spaces, with all proposed development being planned in concert with the MBTA bus facility to be constructed below the BRA air rights.

2. Medical Research Growth

Tufts University ranks in the top 1.5% of the nation's colleges and universities in the amount of research grants which it receives. In 1989, Tufts received approximately \$75 million in such grants, and has been a national leader in biomedical research over the last decade. Tufts has affiliations with more than 100 pharmaceutical companies, both domestic and foreign.

Tufts has committed to the tenancy of a minimum of 100,000 square feet of research laboratory space in the first phase development. TUDC has also initiated a major marketing effort targeted toward large multi-national pharmaceutical companies, and expects that these efforts will result in the tenancy of a large corporate research user.

TUDC is also pursuing the tenancy of the Food and Drug Administration (FDA) or another federal agency integrally involved in the permitting and regulatory process of medical research in the United States. Congressional actions on this matter are anticipated in October, 1991.

3. Community Benefits

Community benefits to Chinatown, South Boston, and the city at-large will be extensive. Housing linkage and jobs linkage funds in the amounts of \$8.5 million and \$1.7 million will be generated. 4,700 permanent jobs, 740 of which will be in the emerging growth sectors of medical research, will be generated. 3,000 construction jobs will also result over the life of the project.

Tufts University is now finalizing its Institutional Master Plan for its Chinatown campus. The plan includes the development of a new 28,000 square foot YMCA facility for the surrounding community which will replace an existing facility which is physically and functionally obsolete. In addition, Tufts is preparing a plan for the disposition of Posner Hall, a university dormitory located on Harrison Avenue in Chinatown, for community use as single room occupancy residences.

Tufts is presently contributing \$50,000 over a one-year period to the Chinatown Neighborhood Council for administrative support purposes. The University has also reviewed its procurement policies and has taken substantial measures to increase opportunities for local Asian-American business.

4. Urban Design, Environmental Planning, and Structural Engineering

The development team has initiated a comprehensive urban design, environmental planning, and structural engineering process which has addressed many significant concerns, including the following:

- o Resolution of technical issues surrounding the proposed MBTA bus facility, its design, structural elements, and construction timing;
- o Initiation of a comprehensive access and circulation plan for pedestrians, vehicular traffic, and servicing, in conjunction with MBTA bus facility planning; and
- o Initiation of an environmental analysis of the proposed development program which addresses the potential wind, shadow, air quality, and noise impacts of the proposed project.

Conclusion

BRA staff therefore recommends that the Tufts University Development Corporation (TUDC) be granted designation as the developer of the South Station Air Rights Project as defined by the attached resolution.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the resolution entitled "Resolution of September 26, 1991, of the Boston Redevelopment Authority, granting the designation of Tufts University Development Corporation (TUDC) as the developer of the South Station Air Rights Project."

